

PLANNING COMMISSION MINUTES  
MAY 1, 1990

Present: Chairman Robert McKenzie, Elaine McKay, Berwyn Andrus, Kathi Izatt, Cheryl Okubo; Les Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, City Planner

Excused: Dick Drescher, Mick Johnson, Mike Holmes Invocation: Kathi Izatt

Minutes of April 17, 1990 were unanimously approved as written.

Subdivisions-Final:

5-1-90.8A The Smock Residence (Lot 5), 2845 So. Wood Hollow Way Norm Dobson  
Subdivision Plat - See lots 4, 5, & 6

This item was cancelled.

Commercial Applications:

5-1-90.11A Convenience Store, 2193 So. Orchard Dr., Rick Egan,  
Owner-Developer, Preliminary

Mr. Boothe presented the site plan. The structure is two story with the convenience store occupying the lower level, and storage and office space upstairs. The developers hoped to obtain fast tracking approval, however, their building cost will be approximately \$150,000. A building valuation must be a minimum of \$500,000 to qualify for fast tracking approval. One concern of the developers was the road work on Orchard Dr. They want to open the store at the same time the street is completed.

Staff recommends preliminary approval subject to the following items being completed before final review:

1. Plan to be stamped by a licensed architect;
2. Plan to show a location map;
3. The tabulations of area, parking, landscaping to be shown;
4. Adjacent properties and physical features within 50 ft. to be shown;
5. Proposed utilities to be shown;
6. Provisions for handicapped to be met with the separation of restrooms (one upstairs, one downstairs);
7. The drainage plan does not provide for storm water detention on site. The ordinance allows for payment of fee if approved by the Council. We would recommend a fee of \$2,100 per acre, or \$612 for 0.292 acres be paid;
8. Final building plans to show what each of the two floors will be used for;
9. Landscape and sprinkler plan to be provided with final plans, and posting of a 5% landscape bond;

10. Parking requirements to meet ordinance;
  11. Concrete curb to be installed around perimeter of all asphalt and landscape areas.
  12. Final plan to show proposed signs.
- Les Foy made a motion to grant preliminary approval subject to the conditions outlined by staff; Cheryl Okubo seconded the motion; voting was unanimous.

Miscellaneous:

#### 5-1-90.12A Review goals and policies Comprehensive Master Plan

After discussing the best way to proceed with this review, the Planning Commission felt that if each member was assigned to one of the nine committees, study the goals and policies, and make a report to the Commission, this would be the best way to proceed. There will be one report per month until finished. (Since there have been two economic studies since 1978, the Commission felt that the Master Plan Economic Development Committee did not need further study.)

Chairman McKenzie made the following assignments:

Residential Development	Cheryl Okubo	Report Due	5-15-90
Parks, Recreation & Open Space	Les Foy		6-19-90
Public Utilities	Kathi Izatt		7-17-90
Transportation & Traffic	Berwyn Andrus		8-21-90
Socio-Cultural	Elaine McKay	9-18-90	
Growth & Regional Relations	Mick Johnson		10-16-90
Public Facilities	Mike Holmes		11-20-90
Urban Design & Community			
Visual Quality	Dick Dresher		12-18-90

Meeting adjourned at 8:15 PM.

DATE: May 1, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Review of Preliminary -Plan for Convenience Store  
at 2193 South Orchard Drive

I have made a review of the proposed convenience store as it applies to ordinance Section 12-200 and the findings are as follows:

1. The plan has not been stamped by an architect as required.
2. The plan does not show a location plan as required.
3. The tabulations of area, parking, landscaping, and use have not been shown as required.
4. Adjacent properties showing physical features within 50 feet have not been shown as required.
5. Some of the proposed utilities are not shown (sewer connection from 2200 South, gas connection).
6. Provisions for handicapped have not been met with the separation of restrooms (one upstairs; one downstairs).
7. The drainage plan does not provide for storm water detention on site. The ordinance allows for payment of fee if approved by the Council. We would recommend a fee of \$2,100 per acre, or \$612 for 0.292 acres be paid.
8. The building plans show two floors. What will the upper floor be used for?
9. The proposed signs are not shown on the plan.
10. The access-to-street openings are 50 feet wide, which is the maximum allowed, and they are acceptable.

We would recommend preliminary review, subject to completion of the above items and to further comply with all other items as outlined in the Ordinance 12-200 before final review is made.